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{
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    "RVDSValues": true,
    "proportionateValue": false
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    "label": "Non SARFAESI"
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  "toAssess": {
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    "label": "Fair Market Value"
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  "creditOfficer": {
    "branch": {
      "_id": "6413f770e6a52007fbaadc8"
    },
    "firstName": "Vishakha ",
    "type": "CREDITOFFICER",
    "_id": "6413f770e6a52007fbaadcba",
    "lastName": "Mane",
    "mobileNo": "",
    "workMobileNo": "9833242472",
    "email": "vishakha.mane@cosmosbank.in"
  },
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"organization": {
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  "email": "thane@vastukala.com",
  "phone": "1234567890",
  "address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
  "city": "Thane",
  "shortName": "VCIPL/Thane"
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"client": {
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  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "6413f770e6a52007fbaadcb8",
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  "branchCode": "",
  "mobileNo": "02512990632\t",
  "alternateMobileNo": "",
  "email": "ambarnath@cosmosbank.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Panvelkar Pride, Shop no 1 to 4, Plot no 63-64, C T S NO 4740, Near
Hutatma Chawk Ambarnath (East)\n"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Commercial"
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  "role": "FRONTDESK",
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  "email": "thane@vastukala.org",
  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
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  "firstName": "Sameer",
  "email": "sameeryp2010@gmail.com",
  "lastName": "Parab",
  "mobileNo": "8291009567",
  "designation": "Site Engineer",
  "shortName": "Sameer",
  "workWithDocumentMaker": "62ea09ea4e679b264caf07d7"
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  "role": "FRONTDESK",
  "firstName": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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"lastName": "Jadhav",
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{
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"type": "EMPLOYEE",
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
"registrationNo": [
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"title": {
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    "label": "Chartered Engineer"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "label": "BANK"
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  "label": true
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  "label": false
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  "value": "",
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  "name": "District",
  "key": "district",
  "value": "Thane",
  "label": true
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  "name": "City",
  "key": "city",
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  "value": "",
  "label": true
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  "key": "buildingName",
  "value": "The Signature ",
  "label": false
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  "label": false
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  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "key": "GUTNo",
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  "label": true
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  "key": "postalCode",
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  "label": false
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  "key": "suburb",
  "value": "",
  "label": false
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
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"windows": {
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  "label": "Open Conduit Plumbing With Concealed Electrification"
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"finishing": {
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  "label": "Cement Plastering with POP false Celling"
}
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"general": {
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    "label": "sole ownership"
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    "label": "Middle Class"
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  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Kalyan Dombivali Municipal Corporation"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Laxmi Baug Estate",
    "south": "Pitre Road",
    "east": "Ganesh Mandir Road / Dedhia Nivas"
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  "asPerDocumentAgreement": {
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  "asPerDocument": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
  },
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  "title": "Boundaries of The Flat"
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    "status": true
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  "taxies": {
    "title": "Taxies",
    "status": true
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  "auto": {
    "title": "Auto",
    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
},
"extraDetailOfProperty": "It consists of Single Unit + Loft + Otla Area + Toilet. Total Height of Shop is 13 ft. & Loft Height is 6 Ft.",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. KDMC / NRV / BP / DOV / 2018 - 2019 / 01 Dated 20.07.2018 issued by Kalyan Dombivli Municipal Corporation (As Download from RERA Site).",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"classOfSanitary": {
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  "label": "Ordinary"
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    },
    "compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
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  "compositeRate": {
    "remark": "",
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    "depreciationRatioOfBuilding": "",
    "salvageValue": "10",
    "depreciatedCostOfConstruction": "34790",
    "depreciatedBuildingRate": "2590"
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  "igrRate": {
    "propertyName": "Shop",
    "rate": "81800",
    "landRate": "25400",
    "igrImage": "cases/67a064efa92c39df2abc2552/igr_1738657385911_Image.png",
    "squareMeterGuideLineRate": "81800.00",
    "squareFeetGuideLineRate": "7599.00"
  },
  "igrFinalRate": {
    "floorRatePercentage": "100",
    "depreciationPercentage": "95",
    "rate": "7337.00",
    "squareFeetGuideLineRate": "7337.00",
    "squareMeterGuideLineRate": "78980.00"
  },
  "outgoingDetail": {
    "areaStatusList": {
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      "label": "Medium"
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    "propertyTypeOfUseList": {
      "value": "Commercial_use",
      "label": "Commercial use"
    },
    "propertyOccupiedByList": {
      "value": "Tenant_Occupied",
      "label": "Tenant Occupied"
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  "monthlyRent": "Rs. 50,000.00 (Present rental income per month)",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
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"taxAmount": "Details not available",
"electricityServiceConnectionNo": "Details not available",
"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per KDMC norms",
"tenantName": "Vibe & Glow Unisex Salon",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
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  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2020",
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"fullDate": "1/1/2020"
},
"planningArea": {
  "value": "Residential_cum_Commercial",
  "label": "Residential cum Commercial"
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"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
}
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "55",
"ageOfBuilding": "5",
"noOfBasement": "1",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "10",
"flatFloorNo": "Ground",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "11"
},
"finalPlinthArea": {
  "area": "482.90",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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    "routeLat": "19.220035",
    "routeLng": "73.092357",
    "stationName": "Dombivli",
    "routeDistance": "650M",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
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    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": false,
    "finallatLng": false
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  "locationMapImg": [
    {
      "id": "75wyuj",
      "name": "75wyuj",
      "image": "cases/67a064efa92c39df2abc2552/
routeMap_1738651452535_Image.png"
    }
  ]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "1080800.00",
    "depreciationPercentage": "7.5",
    "depreciatedCostOfConstruction": "81060.00",
    "totalFairMarketValue": "12203940.00"
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
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"totalextraCollapsibleGatesRate": "0",
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  "number": "2310383",
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"rateVerify": {
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"underConstruction": {
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    "floorsCompleted": ""
  }
}
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
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  "floorsCompleted": "",
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  "status": false
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"externalPainting": {
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  "status": false
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  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
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  "selectedBuildUpValue": "386.10",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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externalImg_1738643404670_WhatsApp_Image_20250204_at_95201_AM.jpeg",
      "orientation": "portrait"
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      "status": false,
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    "orientation": "portrait"
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    "orientation": "landscape"
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    "orientation": "landscape"
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externallmg_1738643425521_WhatsApp_Image_20250204_at_95205_AM_1.jpeg",
    "orientation": "landscape"
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    "orientation": "landscape"
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    "status": false,
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  "orientation": "portrait"
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  "_id": "67a197e2a92c39df2abc9f70",
  "name":
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  "path": "cases/67a064efa92c39df2abc2552/
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  "orientation": "portrait"
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  "orientation": "portrait"
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  "status": false,
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"externallmg_1738643425697_WhatsApp_Image_20250204_at_95207_AM_2.jpeg",
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  "orientation": "portrait"
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  "name":
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  "path": "cases/67a064efa92c39df2abc2552/
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  "orientation": "portrait"
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    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
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    "max": "38889.00"
  },
  "builtUpRateRange": {
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    "max": "35354.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
},
"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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  "wardrobes": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
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    "quantity": "0.00",
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    "status": true,
  }
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"interiorDecorations": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
  "title": "Potential value, if any",
  "quantity": "0.00",
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"estimatedValue": "0.00",
"status": true,
"isEditable": true
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
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}
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taskStatus": {
  "SITE_INSPECTION": false,
  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
},
createCase": "false",
type": "CASE",
leadType": {
  "label": "Lead",
  "value": "LEAD"
},
siteVisitType": "FULL",
isExternalReport": false,
isSiteMeasurementAllowed": true,
finalValuationArea": "351.00",
empanelmentNo": [
  "HO/Credit/87/2022-23"
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
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"_id": "67a064efa92c39df2abc2552",
"ownerName": "Anita Deepak Chandwani",
"ownerPhoneNo": "9324008800",
"fullAddress": "Commercial Shop No. 6, Ground Floor, The Signature , Near Ganesh
Mandir, CTS No. 4896 to 4903, Village - Navagaon, Taluka - Kalyan, District - Thane,
Dombivli (East), PIN Code - 421 301, State - Maharashtra, India",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60ae1245aa6d152c1801b2e3",
      "label": "Sale Deed"
    },
    "inputs": {
      "documentDate": "18/01/2025",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Padmakar Murlidhar Deshmukh ",
      "to": {
        "value": "transferee",
        "label": "transferee"
      },
      "transferee": "Anita Deepak Chandwani ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "932/2025"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "636551",
    "path": "cases/67a064efa92c39df2abc2552/
document_1738564840630_Anita_chandwani_cos_A.pdf",
    "fileName": "document_1738564840630_Anita_chandwani_cos_A.pdf"
  },
  {
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"documentType": {
  "value": "60ae129faa6d152c1801b47d",
  "label": "RERA Certificate"
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"inputs": {
  "documentDate": "20/09/2023",
  "nameOfApprovingAuthority": {
    "value": "Maharashtra_Real_Estate_Regulatory_Authority",
    "label": "Maharashtra Real Estate Regulatory Authority"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "P51700018837"
},
"isHardCopy": false,
"displayStatus": true,
"fileName": "document_1738648632442_156494.pdf",
"path": "cases/67a064efa92c39df2abc2552/
document_1738648632442_156494.pdf",
"id": "281021",
"uploadedBy": "627222afafd7d55eddedd82",
"createdAt": "Tue Feb 04 2025 05:57:12 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
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    "label": "Amended Commencement Certificate"
  },
  "inputs": {
    "documentDate": "20/09/2021",
    "nameOfApprovingAuthority": {
      "value": "Kalyan_Dombivli_Municipal_Corporation",
      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "KDMC / TPD / BP / DOM / 2018 - 2019 / 01 / 286"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/67a064efa92c39df2abc2552/
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"id": "646185",
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"createdAt": "Tue Feb 04 2025 06:04:10 GMT+0000 (Coordinated Universal Time)"
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    "label": "Part Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Kalyan_Dombivli_Municipal_Corporation",
      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "KDMC / NRV / CC / DOV / OCC / 614 / 20"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "106289",
  "path": "cases/67a064efa92c39df2abc2552/
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  "fileName": "document_1738649153732_161163.pdf"
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{
  "documentType": {
    "value": "60ae1277aa6d152c1801b3cc",
    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "20/07/2018",
    "nameOfApprovingAuthority": {
      "value": "Kalyan_Dombivli_Municipal_Corporation",
      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "remark": " (As Download from RERA Site)",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "KDMC / NRV / BP / DOV / 2018 - 2019 / 01"
  },
}
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    "fileName": "document_1738649785287_Approved_Plan.pdf"
  }
],
"assignmentType": {
  "value": "Commercial",
  "label": "Commercial"
},
"caseNumber": "014076",
"createdBy": "656aa949cebbe1714411d21b",
"caseHistory": [
  {
    "id": "331395",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Feb 03 2025 06:40:47 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Anita Deepak Chandwani",
    "phone": "9324008800",
    "ownershipShare": "",
    "email": "",
    "id": "328550"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "598387",
    "name": "Shop",
    "length": "296.00",
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    "length2": "00",
    "width": "1.00",
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"width2": "00",
"totalArea": "296.00",
"images": [],
"extraAreas": [],
"finalArea": "296.00"
},
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    "label": "Square Feet"
  },
  "id": "1",
  "name": "Ovla",
  "length": "9.00",
  "length1": "9",
  "length2": "00",
  "width": "5.00",
  "width1": "5",
  "width2": "00",
  "totalArea": "45.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "45.00"
}
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Loft",
      "value": "Loft"
    },
    "measurementType": {
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      "label": "Square Feet"
    },
    "id": "0",
    "length": "204.00",
    "length1": "204",
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    "width": "1.00",
    "width1": "1",
    "width2": "00",
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"totalArea": "204.00",
"images": [],
"extraAreas": [],
"finalArea": "204",
"percentageBeforeTotal": "204.00",
"percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "value": "60ae1245aa6d152c1801b2e3",
    "label": "Sale Deed"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "32.61",
  "totalAreaDocument": "351",
  "docBuiltpPercentage": "10",
  "docFinalBuiltp": "386.10",
  "docFinalBuiltpSquareMeter": "35.87",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "523237"
}
],
"images": [],
"indicatorArr": [
{
  "carpetArea": {
    "area": "230.00",
    "squareMeterArea": "21.37",
    "expectedRate": "36956.52",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "253.00",
    "squareMeterArea": "23.50",
    "expectedRate": "33596.84",
    "percentage": "10"
  }
},
]
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"saleableArea": {
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  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"printlnReport": true,
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"property": "Shop",
"area": "230",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "8500000",
"expectedRate": "36956.52",
"builtUpExpectedRate": "33596.84",
"image": "cases/67a064efa92c39df2abc2552/
indicator_1738657178804_Image.png",
"squareMeter": "21.37",
"id": "916462"
},
{
  "carpetArea": {
    "area": "240.00",
    "squareMeterArea": "22.30",
    "expectedRate": "31250.00",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "264.00",
    "squareMeterArea": "24.53",
    "expectedRate": "28409.09",
    "percentage": "10"
  },
  "saleableArea": {
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    "expectedRate": "0.00",
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"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
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"purchaseValueAsPerDocument": "",
"relationWithOwner": "Tenant's Representative",
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"otherCompositionCarpetTotal": "204.00",
"otherCompositionSaleableTotal": "0.00",
"builtupPercentage": "10",
"finalBuiltupArea": "599.50",
"finalCarpetArea": "545.00",
"finalSalableArea": "659.45",
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"toBeAdded": "",
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45.00\nLoft Area in Sq. Ft.= 204.00\n\nCarpet Area in Sq. Ft. = 293.00\nMezzanine
Area in Sq. Ft.= 58.00 \n(40% of Mezzanine Area of 146.25 Sq. Ft.)",
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"reportGeneratedDate": "Tue Feb 04 2025 04:42:26 GMT+0000 (Coordinated
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  "lesseeName": "",
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    "rate": "12700.00",
    "percentage": "100.00"
  }
}
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Name	Length	Width	Total
Composition :			
Shop	296'00"	1'00"	296.00
Otla	9'00"	5'00"	45.00
Other Composition :			
Loft	204'00"	1'00"	204.00